

**TRANSFER
TAX
PAID**

Doc # 2004020125
Book 8021 Page 0259

WARRANTY DEED

52-394

FERRIS FAMILY LLC, a duly organized limited liability ^{company}~~corporation~~ authorized to do business in Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **LAURIE ANNE PALMER**, of Waterville, County of Kennebec, and State of Maine, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, and more particularly described as follows:

See attached Exhibit A.

WITNESS my hand and seal this 28 day of June, 2004.

FERRIS FAMILY LLC



Peter T. Ferris
Its President

State of Michigan
Kent, ss

6/28, 2004

Then personally appeared the above named Peter T. Ferris, President of Ferris Family LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said limited liability corporation.

Before me,



Notary Public

ANNA L. CAVIGGIOLA
Notary Public, Ottawa County, MI
My Commission Expires May 22, 2006
Acting in Kent County

m/ Douglas Title (4)

Exhibit A

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K B K Land Surveyors, Inc.
P. O. Box 596
Oakland, NE 68403
Tel: 1-(207)-465-7077
August 13, 2001

DESCRIPTION
Land Owned by
Ferris Brothers, Inc.
Main Street and
College Avenue
Waterville, ME

A certain lot or parcel of land, together with the improvements thereon, situated easterly of Main Street and westerly of College Avenue, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at iron pin found in the easterly right of way line of Main Street at the southwesterly corner of the land conveyed by the Maine Central Railroad Company to Richard I. Parkhurst (hereinafter "Parkhurst") by deed dated June 4, 1991 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 3927, Page 64; thence by the following courses and distances, to wit:

1) South Eighty-five Degrees, Fifty-four Minutes, Thirty Seconds East (S 85°-54'-30" E) along the southerly line of the land owned by Parkhurst, a distance of One Hundred Fifty and 56/100ths (150.56) feet to an iron pin found on said line at the northwesterly corner of the land conveyed by Ronald Giguere et al. to Richard I. Parkhurst et al. by deed dated May 23, 1988 and recorded in the Kennebec Registry Book 3353, Page 209; thence

2) South Nine Degrees, Forty-two Minutes, Forty-one Seconds West (S 09°-42'-41" W) along the westerly line of the second parcel of land owned by Parkhurst, a distance of Forty and 61/100ths (40.61) feet to an iron rod set at the southwesterly corner of said land; thence

3) South Eighty Degrees, Sixteen Minutes, Four Seconds East (S 80°-16'-04" E) along the southerly line of the second parcel of land owned by Parkhurst, a distance of Two Hundred Eight and 30/100ths (208.30) feet to an iron pin found at the southeasterly corner of said land, and found at the southwesterly corner of the land conveyed by Railroad Square Professional Building to Jeffrey M. Lovitz (hereinafter "Lovitz") by deed dated March 12, 1996 and recorded in the Kennebec Registry Book 5086, Page 139; thence

4) South Eighty Degrees, Three Minutes, Thirteen Seconds East (S 80°-03'-13" E) along a southerly line of the land owned by Lovitz, a distance of One Hundred Fifty-nine and 50/100ths (159.50) feet to a drill hole set at the southeasterly corner of the land owned Lovitz; thence

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5) North Thirty-five Degrees, Sixteen Minutes, Twenty-two Seconds East (N 35°-16'-22" E) along an easterly line of the land owned by Lovitz, a distance of Sixty-three and 50/100ths (63.50) feet to a drill hole set at a corner; thence

6) South Fifty-seven Degrees, Thirty-seven Minutes, Thirty Seconds East (S 57°-37'-30" E) along a southerly line of the land owned by Lovitz, a distance of Sixteen and 40/100ths (16.40) feet to an iron pin found at the southwesterly corner of the land conveyed by David R. Palmer et al. to Waterville Burger Corporation by deed dated June 4, 1982 and recorded in the Kennebec Registry Book 2483, Page 331; thence

7) South Fifty-seven Degrees, Thirty-seven Minutes, Twenty-nine Seconds East (S 59°-37'-29" E) along the southerly line of the land owned by Waterville Burger Corporation, a distance of One Hundred Thirty-two and 51/100ths (132.51) feet to an iron pin found on the westerly right of way line of College Avenue; thence

8) In a general southerly direction along the westerly right of way line of College Avenue following a curve to the right with a radius of Two Hundred Sixty-two and 00/100ths (262.00) feet and with a central angle of Twelve Degrees, Fifteen Minutes, Forty-eight Seconds (12°-15'-48"), an arc distance of Fifty-six and 08/100ths (56.08) feet to a highway monument found on said line; thence

9) South Thirty-four Degrees, Fifteen Minutes, Fifty-two Seconds West (S 34°-15'-52" W) along the westerly right of way line of College Avenue, a distance of One Hundred Five and 81/100ths (105.81) feet to an iron rod set on said line at the northeasterly corner of land conveyed by David R. Palmer et al. to Humberto M. Rego et al. (hereinafter "Rego") by deed dated September 1, 1998 and recorded in the Kennebec Registry Book 5722, Page 186, said iron rod is also set at the northeasterly corner of the Public Easement formerly known as College Place, see Kennebec Registry Book 3445, Page 121; thence

10) North Sixty-three Degrees, Forty-three Minutes, Eighteen Seconds West (N 63°-43'-18" W) along the northerly line of the land owned by Rego and of said Public Easement, a distance of One Hundred Seventy-two and 54/100ths (172.54) feet to an iron pin found at an angle point in said lines; thence

11) North Sixty-seven Degrees, Fifty Minutes, Fifty Seconds West (N 67°-50'-50" W) along the same lines, a distance of Twenty-nine and 67/100ths (29.67) feet to an iron rod set at the northwesterly corner of the land owned by Rego and said Public Easement and set at the northeasterly corner of the land conveyed by the Waterville Boys/Girls Club, Inc. et al. to Humberto Rego by deed dated March 27, 2000 and recorded in the Kennebec Registry Book 6173, Page 198; thence

12) North Sixty-seven Degrees, Forty-four Minutes, Nine Seconds West (N 67°-44'-09" W) along the northerly line of the second parcel of land owned by Rego, a distance of One Hundred

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Ten and 75/100ths (110.75) feet to an iron pin found at an angle point in said line; thence

13) North Sixty-eight Degrees, Four Minutes, Three Seconds West (N 68°-04'-03" W) along the northerly line of the second parcel of land owned by Rego, a distance of One Hundred Twenty and 50/100ths (120.50) feet to an rod set at the northwesterly corner of the said land, and set at the northeasterly corner of land conveyed by Gardiner Savings Institution, FSB to Gerald L. Vigue et al. (hereinafter "Vigue") by deed dated November 2, 1998 and recorded in the Kennebec Registry Book 5776, Page 216; thence

14) North Seventy-seven Degrees, Thirteen Minutes, Forty-four Seconds West (N 77°-13'-44" W) along the northerly line of the land owned by Vigue, a distance of Ninety-three and 92/100ths (93.92) feet to an iron pin found at an angle point in said line, and found at the northeasterly corner of a Fifteen Foot wide right of way benefitting the land herein conveyed and burdening the land of Vigue; thence

15) North Eighty-five Degrees, Forty-three Minutes, Fifty-nine Seconds West (N 85°-43'-59" W) along the northerly line of the land owned by Vigue and the northerly line of said right of way, a distance of One Hundred and 92/100ths (100.92) feet to an iron pin set on the easterly right of way line of Main Street at the northwesterly corner of said land and right of way; thence

16) North Five Degrees, One Minute, Fifty-one Seconds East (N 05°-01'-51" E) along the easterly right of way line of Main Street, a distance of Seventy-five and 64/100ths (75.64) feet to the iron pin found at the point of beginning.

The above described parcel of land contains Sixty-two Thousand, Three Hundred Eighty-five (62,385) square feet or One and 432/1000ths (1.432) acres, and is the same shown on a survey dated 1/00 and entitled, "Land Owned by Ferris Brothers, Inc.," 44 College Avenue, Waterville, ME, by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. PLS # 1132."

Being the remainder of the premises conveyed by Charles J. Ferris to Ferris Brothers, Inc. by three deeds, the first dated July 1, 1971 and recorded in the Kennebec Registry Book 1582, Page 177, the second recorded in the Kennebec Registry Book 1582, Page 180, and the third dated October 16, 1970 and recorded in the Kennebec Registry Book 2157, Page 164.

Also, being the same premises conveyed to Ferris Family LLC by Warranty Deed of Ferris Brothers, Inc., dated August 17, 2001, and recorded at the Kennebec County Registry of Deeds on August 20, 2001, at Book 6594, Page 152.